

ORIGINAL
RETURN TO COURT CLERK

ISSUED
On 5/1/25
Donna Howell, Court Clerk
Deputy VC

IN THE DISTRICT COURT OF BECKHAM COUNTY
STATE OF OKLAHOMA

WELLS FARGO BANK, N.A.,
Plaintiff,

v.

ROBERT REIMERS A/K/A ROBERT HARVEY
REIMERS; SPOUSE, IF ANY, OF ROBERT
REIMERS; JOSLYN NELSON, DECEASED;
JOHN DOE, OCCUPANT; AND STATE OF
OKLAHOMA EX REL. OKLAHOMA HEALTH
CARE AUTHORITY
Defendant(s).

Case No. CJ-2024-31

Judge Jill C. Weedon

SPECIAL EXECUTION AND ORDER OF SALE
WITH APPRAISEMENT

THE STATE OF OKLAHOMA, TO THE SHERIFF OF BECKHAM COUNTY, GREETINGS:

WHEREAS, on April 23rd, 2024, in the above-entitled cause, the Plaintiff recovered an In Rem judgment against the Defendant(s), Robert Reimers and Joslyn Nelson, in the sum of \$64,219.91 with interest thereon from August 1, 2019, at the rate of 3.625% per annum, until paid, attorney's fee in the amount of \$3,000.00, late charges, all advances for taxes, insurance premiums, property preservation expenses, and other fees or expenses incurred prior to or during the pendency of this action, and costs of this action; and recovered a further judgment decreeing the purchase money mortgage set up and sued upon by the Plaintiff therein to be a valid and subsisting first lien upon the real estate, hereinafter described for the amount of said judgment, including interest, attorney's fee and costs, and foreclosing said purchase money mortgage and ordering that if redemption be not made from said judgment forthwith, upon praecipe filed therefore, a special execution and order of sale issued from the office of the Court Clerk directed to the Sheriff of Beckham County, Oklahoma, commanding said Sheriff to sell said real estate, with the sale being published as directed by the Plaintiff in the same manner as sales of real estate taken under general execution, with appraisal, and directing the manner of the distribution of the proceeds arising from said sale; and

WHEREAS, said judgment in favor of the Plaintiff remains wholly unpaid, and there is now due and owing thereon the full amount thereof, with interest, costs and attorney's fee as hereinabove set out.

NOW, THEREFORE, this is to command you that you forthwith advertise as directed by Plaintiff and sell the lands hereinabove referred to, situated in Beckham County, State of Oklahoma, and described as follows, to-wit:

A PART OF LOT 14 IN BLOCK 2 OF THE FIRST REVISED PLAT OF BLOCK 2 OF THE COUNTRY CLUB ESTATES ADDITION TO THE CITY OF ELK CITY, BECKHAM COUNTY, OKLAHOMA, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 14 IN BLOCK 2 OF THE FIRST REVISED PLAT OF BLOCK 2 OF THE COUNTRY CLUB ESTATES ADDITION; THENCE EAST 142.5 FEET; THENCE NORTHWESTERLY A

DISTANCE OF 30 FEET ALONG THE BOUNDARY LINE BETWEEN LOT 13 AND LOT 14 OF THE FIRST REVISE PLAT OF BLOCK 2; THENCE NORTHWESTERLY A DISTANCE OF 88.20 FEET TO THE NORTH BOUNDARY OF SAID BLOCK 2 AT A POINT 18.28 FEET FROM THE NORTHEAST CORNER OF SAID LOT 14 OF THE FIRST REVISED PLAT OF SAID BLOCK 2; THENCE SOUTHWESTERLY ALONG THE NORTHERLY BOUNDARY OF SAID LOT 14 A DISTANCE OF 89.68 FEET; THENCE SOUTH 69.99 FEET TO THE POINT OF BEGINNING.

PROPERTY ADDRESS: 186 Helen Hocker a/k/a Helen Hocker Street, Elk City, OK 73644

with appraisalment, and, in accordance with said judgment and from the proceeds thereof, pay:

- First. The costs of said sale and the cost of said action;
- Second. The judgment awarded the Plaintiff, Wells Fargo Bank, N.A., including interest, attorney's fees, advances, and costs, as set forth herein;
- Third. The lien awarded State of Oklahoma ex rel. Oklahoma Health Care Authority, including interest and attorney's fees, as set forth herein;
- Finally and the residue, if any, to be paid into Court to await the further order of the Court or a Judge thereof.

You will make due return of this Writ, with your proceedings endorsed thereon, within sixty (60) days from the date hereof.

WITNESS MY HAND AND OFFICIAL SEAL, this 1st day of May, 2024.

BY [Signature] COURT CLERK
DEPUTY



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Attorneys for Plaintiff
File No. 24-140517